

	<p>ROCHESTER PARK AND RECREATION DEPARTMENT BOARD OF PARK COMMISSIONERS MEETING OF TUESDAY, MARCH 5, 2013</p> <p>The regular meeting of the Board of Park Commissioners was held on Tuesday, March 5, 2013 in Room 104 of City Hall. Board President Pro-Tem Nora Dooley called the meeting to order.</p>
BOARD MEMBERS PRESENT	Nora Dooley, Michael Quinn, John Sipple, Dr. Paul Scanlon, Larry Mortensen, and Nicole Anderson
STAFF MEMBERS PRESENT	Ron Bastian, Dale McCamish, Steve Browning, Michael Nigbur, Leif Erickson, Donna Drews, Ed Staiert, Jeff Morton, and Kelly Evans
OPEN COMMENT PERIOD	No one wished to be heard.
VISITORS/DELEGATIONS	Council Member Michael Wojcik; Elizabeth Karsell, Mike Van Straaten, Rochester Rotary Clubs; Sally Gallagher, Rochester Senior Center; Gary Lueders, Olmsted County Housing Redevelopment Authority (OCHRA); Phil Wheeler, Rochester-Olmsted Planning Department; Nedal Rezeq and Tripp Welch, OCHRA Commissioners; David Kane, Kane & Johnson Architects; Dawn Littleton, Friends of Indian Heights Park representatives; Julie Gay, Blogger
MEDIA PRESENT	None present.
BILLS	Bills for the month were presented. A motion was made by Mr. Mortensen, seconded by Dr. Scanlon to approve the bills. Motion carried.
<p><u>INFORMATIONAL ITEMS</u> ROCHESTER ROTARY CLUB</p>	<p>Donna Drews introduced Elizabeth Karsell and Mike Van Straaten, both representing the Rochester Rotary Clubs. Donna stated that the Rotary runs a great basketball tournament at the Mayo Civic Center (MCC) and have been partners with the MCC for 25 years.</p> <p>Mr. Van Straaten stated that there are three Rotary Clubs in Rochester and they are representing all three clubs as well as the Steering Committee for the Rotary Basketball Tournament. They have a great tournament that they literally have to turn teams away from. Mr. Van Straaten noted that the tournament is all housed at the MCC and he thanked Donna for that. He noted that some courts are not in the greatest condition and one idea they would like to explore is how the Rotary can possibly donate a court to the MCC. Mr. Van Straaten said that a new court would improve the level of play and safety for the players. He welcomed guidance from the Park Board.</p> <p>Ms. Dooley asked if the Rotary Clubs have a proposal. Mr. Van Straaten responded that they have started to set aside monies and want to determine the best way to go about this. It could happen in 2 to 3 years and they want to work with the Park Board to make it happen.</p>

	<p>Donna reported that the St. Paul court is in really bad shape. She explained that it was donated to the MCC three years ago because a fourth court was needed. She noted that the one condition with the donation was they would never get the court back. Donna reviewed that the newest court is from Mankato and was purchased a couple of years ago and was 10 to 12 years old when purchased. The second newest is the Arena court that was purchased new in 1986. The Auditorium court is not in real good shape but she is unsure the age of the court. Donna went over where the floors are set during the Rotary Basketball Tournament. Based on comments that were made by coaches at this year's tournament is when the court donation came to light and discussion began with the Rotary Clubs.</p> <p>Mr. Quinn asked if improvements are in any plans with the expansion. Donna answered yes, two courts are scheduled for replacement, one being the Auditorium court.</p> <p>Mr. Quinn asked what discussions the MCC has held with the Rotary Clubs. Donna explained that the Rotary Clubs had questions she was not able to answer. She reviewed that used courts cost anywhere in the \$50,000 to \$60,000 range and a new court can run \$120,000.</p> <p>Ms. Dooley inquired if the courts we have can be resurfaced. Donna answered that the St. Paul court cannot. The wood is dry and very brittle. She pointed out that the Auditorium court is having the same issues.</p> <p>Mr. Quinn asked if the Rotary Clubs are considering a major contribution that would be spread out for several years. Mr. Van Straaten responded that this depends on the Park Board's recommendation. The Rotary Clubs are looking at possibly a three year commitment. Mr. Van Straaten said they see this as a definite need and a great way to give back for the support with the tournament over 25 years.</p> <p>Mr. Quinn inquired on the contract for play. Mr. Van Straaten explained that there is one more year with the existing contract and they are currently in negotiations. He noted that the comments received are that the teams love the MCC and being downtown, it is a good fit for the tournament. Mr. Quinn stated that it has worked as a great situation with the layout of the tournament in the MCC and the location of being downtown.</p> <p>Ms. Dooley commented that it is a great opportunity that the Rotary would consider this donation.</p>
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	<p>Ron commented that he will broach the subject with City Administration and is very excited about this great opportunity. Donna noted that the Rotary's identity will be associated with the purchase.</p> <p>Mr. Van Straaten noted their appreciation of the Park Board's time and wanted to determine if their proposed donation is doable. If so, they will sit down with the three Rotary Clubs and move forward. Ron expressed the Department's excitement with the proposed donation. He said it is doable and a plan will be worked out.</p> <p>Ms. Dooley, on behalf of the Park Board, thanked Mr. Van Straaten and Ms. Karsell for coming before the Park Board and presenting this great opportunity.</p>
HOMESTEAD GARDENS FEES	<p>Michael Nigbur referred to the policy for neighborhood gardens in park properties and reviewed that no fees were established for 2011 as it was considered a test run year. Michael further reviewed that a reduced fee to $\frac{1}{2}$ was compromised last year for the CROPS Program. He asked if the same policy should apply to others and the answer at that time was no. He noted that April Sutor of the Homestead Trails Neighborhood Association has contacted staff about gardening and was told there would be a fee for 2013. Michael pointed out that the Homestead Trails Neighborhood Association does most of the work, maintains directly around the area and does not pay a fee. Michael stated that if we apply a similar approach, they would pay $\frac{1}{2}$ of the fee or could get the fee waived for doing some mowing for us to reduce our costs. He is willing to bring this back for further discussion and action next month.</p> <p>Ms. Dooley stated that the area gardened by the Homestead Trails Neighborhood Association was a blighted piece of land. Michael said this is correct; it was land area that was let go and unkept. The association cleaned up the area where the garden plots sit.</p> <p>Mr. Mortensen asked if CROPS will be back asking for space. Michael answered yes, he has a meeting scheduled with them next week. He stated that the policy adopted by the Park Board would govern the CROPS request. He made mention that last year, the program was not done well.</p> <p>Ms. Dooley said that the Homestead site was well maintained. It was transformed from a blighted area to a garden area and the gardens were maintained very well. Ms. Dooley noted that they have a harvest meal at the end of the gardening season. She feels the Homestead group has done an outstanding job. She feels the alternative that if the group mows and maintains the garden area, she would hope the Park Board would consider waiving the fees to this group.</p>

	<p>Mr. Quinn stated not waive but work in lieu of waiving the fee.</p> <p>Ms. Dooley asked if Homestead will not have a fee. Michael responded that it is possible but he has not done the calculations. He will talk with Ms. Sutor about the mowing possibility and the offsetting costs to the Department.</p> <p>Dr. Scanlon asked that Michael note that the Homestead group has added substantial value to the property so as not to set a precedent for no fees.</p>
RECREATION/SENIOR CENTER PROJECT UPDATE	<p>Dale McCamish introduced Sally Gallagher of the Senior Center. Dale said they are here to provide an update on the project that will include the renovation of the current Recreation Center and expansion onto the Recreation Center to house a new Senior Center. A rendering of the possible look to the project was displayed. Dale reviewed that they have made presentations at Rochester Day at the Capitol, will make a presentation to the Committee of the Whole on Monday, and have many more presentations planned. Dale reviewed that nothing is set in stone and they are still listening to any and all ideas.</p> <p>Ms. Gallagher stated that the Senior Center is very excited to be working with the Park and Recreation Department on a new community center that will house the Senior Center. There are a lot of national models that they can follow and they are spending time reaching out to some of those. She is excited to work together on a community project.</p> <p>Dale pointed out that use times are very different between the Recreation Center and Senior Center so hopefully a lot of the amenities can be used and shared to get the maximum use out of the facility.</p> <p>Dale reviewed that the project received local sales tax funding in the amount of \$20 million. The original project was presented at \$33 million. Dale broke out the \$20 million project with \$12 million going to the Senior Center addition and \$8 million to renovations to the Recreation Center. Dale reviewed that they have visited with every major user group to get a wish list from these user groups.</p> <p>Dale presented the list of preliminary improvements/renovations to the Recreation Center with the pool being the #1 priority. He noted that the pool has not been improved and there are many needed improvements. Dale pointed out that the improvements/renovations list is preliminary and they do plan to meet with users groups again.</p> <p>Ms. Gallagher presented the large and growing list of planned amenities with the new Senior Center addition. She noted that</p>

the Senior Center conducted a community wide study in 2007 on what amenities seniors and soon to be seniors are hoping for. Ms. Gallagher went over the list of projects, what they have currently, what they are lacking and what they are hoping for with the addition. They are trying to prepare for the growing older population and meeting those needs.

Mr. Quinn referred to the long list and asked if the money runs out, have they set priorities. Ms. Gallagher answered they have not set priorities at this time but the Senior Center Steering Committee will be working on this.

Ms. Gallagher said they have discussed fundraising and possibly asking for phasing with the project. She said that amenities may be able to be added through grants. They are planning community input meetings to find out what our community needs in a community center and how to use the space to the optimal capacity.

Ms. Dooley asked if they have planned any outreach to groups that would not be able to attend a community meeting. Ms. Gallagher responded that she will look into reaching out to these groups. She noted that they are establishing an area on the Senior Center's website for input.

Dale presented a possible layout of the land. He pointed out there is expandable land available as the Senior Center has purchased the Podein property (shown in light orange on the map). He noted that this is just a possibility; the footprint could be smaller as they are looking at the possibility of a multi-level building. Dale reviewed the possible layout with the Park Board. He pointed out that there are currently 550 parking spaces and only 65 spaces would be lost with this layout.

Ms. Gallagher reviewed the progress to date including: 1) The Senior Center purchased the Podein property in 2011. 2) They have toured community/senior centers. They have the ability to reach out to senior centers throughout the nation and get input on their facilities. 3) The Senior Center conducted a community-wide research in 2007. 4) The Recreation Center has met with facility user groups. It has been very important to listen to the community and potential partnerships that can be gained. 5) They are putting together a lot of information for the owner's representative.

Ms. Dooley inquired if there is a membership and fee to the Senior Center. Ms. Gallagher answered yes for both. The membership fee is \$45.00 per year if you are over the age of 62. She noted that with the new center, they are planning a price scale based on the member's access to amenities.

	<p>Ms. Dooley referred to the models being used for this project and asked if there is another facility with a recreation center/senior center combination. Ms. Gallagher responded that there are tons of these models. Dale responded that they have toured some of these facilities. Ms. Gallagher pointed out that a majority of senior centers are under parks and recreation departments so it is very common.</p> <p>Dr. Scanlon inquired about means testing for memberships at the Senior Center. Ms. Gallagher said they do not currently do means testing however, they provide complimentary and reduced fees for people needing that. There are currently 1,600 members of the Senior Center.</p> <p>Dale presented and reviewed the process and timeline including: 2013 – planning phase, hire architect, design phase; 2014 – construction bid and award, construction; and 2015 – construction continues with an opening in the fall of 2015.</p> <p>Ms. Gallagher presented and reviewed the City Council involvement including: 1) Providing regular updates, 2) Owner's representative approval, 3) Architect selection, 4) Use agreements, and 4) General construction contractor selection. Dale stated that everything will come before the Park Board first and then to the City Council.</p> <p>Dr. Scanlon inquired how the architect and general contractor will be bid. Dale responded that the best value process will be utilized for the general contractor but not the architect. Dr. Scanlon asked if low bid or best proposal will be utilized for the architect. Ron responded that with professional services, you do not necessarily have to take the low bid. Dale reviewed that the owner's representative has a scoring system and it is not always the lowest bid. There is a grading system that will be utilized. Ms. Gallagher noted that it is important to have an architect that understands the community center use and has some experience in senior center design so once the facility is open, they have worked out all the issues that might come up with a joint use center. Ms. Dooley asked if the owner's representative's grading system would kind of act as its own best value process. Dale responded that it would be a very similar process.</p> <p>Dale presented and reviewed the funding needs and project timeline including: 1) Pre-design and development – February to June, 2013 - funded via Recreation Center CIP, 2) Contract documents, construction design, bid documents – July to November, 2013 - \$2 million, and 3) Construction through occupancy – May of 2014 through September of 2015 - \$18 million.</p>
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	<p>Ms. Gallagher presented contact information for both Dale and herself. She stated that it is important that everyone in this room provides input into the project. Ms. Gallagher looks forward to working with the Park Board and Park and Recreation Department on this exciting endeavor for the community.</p> <p>Ms. Dooley, on behalf of the Park Board, thanked Dale and Ms. Gallagher for the update on this great project that will be of benefit to the entire community.</p>
<p>RECREATION CENTER/SENIOR HOUSING</p>	<p>Michael stated that a lot is being discussed at the Recreation Center site. The Park Board just received an update on the Recreation/Senior Center project, a possible third dog park may be going in this area in 2014, and now possibly an elderly housing complex could be located on the property. He noted that housing has a goal for additional senior housing and met with Department staff for the first time this past Monday regarding the concept to construct senior housing on Recreation Center property. Michael introduced Gary Lueders, Olmsted County Housing Redevelopment Authority (OCHRA) and Phil Wheeler, Rochester-Olmsted Planning Department.</p> <p>Mr. Lueders thanked the Park Board for giving them the time to make their presentation. He pointed out that also in attendance were Nedal Rezeq, Tripp Welch, and David Kane.</p> <p>Mr. Lueders gave the background of the OCHRA to the Park Board. The OCHRA owns and is responsible for 203 rental units, provides rental assistance to about 770 households, and provides funding to owners for rehabilitating their properties.</p> <p>Mr. Lueders reviewed OCHRA's elderly housing initiative. In 2011, OCHRA determined the need to develop elderly housing in Rochester and plan to increase this effort in 2013.</p> <p>Mr. Lueders reviewed the project. The present plan is for the project to be similar to Rivers Edge, OCHRA property at 33 – 13½ Avenue NW. The elderly housing would include: 1-2 bedroom units, 3-4 story, underground parking, mixed income, 60 units, wood frame construction, community space, and focus on independent living with potential for support services.</p> <p>Mr. Lueders reviewed structure options of the project. He said they considered a smaller footprint, taller (similar to Fontaine Towers, Central Towers), and connected to the Recreation/Senior Center was also considered.</p> <p>Mr. Lueders reviewed the present plan. He stated they are not quite sure what the project should look like and are having to rethink this until there is a final plan prepared for the entire</p>

	<p>site. Rents would range from \$600-\$700 (low end) to the \$1,000-\$1,100 (high end) range.</p> <p>Mr. Lueders reviewed potential sites. He reviewed that a few sites were considered but the Recreation Center site came to the forefront with the announcement of a third dog park in the area. Mr. Lueders stated that compensation for the site is possible.</p> <p>Mr. Lueders reviewed funding of the project. The primary funding will be bonds with Olmsted County expected to be the source. Mr. Lueders said the challenge will be with a levy to make the rents work.</p> <p>Mr. Lueders reviewed the project timeline. There is no hard timeline at this time as bonds are being using as the primary funding source. An important factor with bond financing is the market and the market is very favorable right now.</p> <p>Mr. Wheeler stated that the population is aging. He reviewed the State Demographer's forecasted population growth. There will be a 108% growth in the senior population by 2030. Mr. Wheeler reviewed the implications of this include an increase in the disabled senior population as well an increase in the overall disabled population. Also, the population without vehicles will increase.</p> <p>Mr. Wheeler went on to report that there are a lot of implications to the types of housing that people live in such as married couples without children, people living alone that are 65 or older, and all households over 65.</p> <p>Mr. Wheeler reported there will be a change in the mix of housing units and a growing need for the type of housing such as the project presented today. He reported that there is a disturbing trend in housing affordability with almost $\frac{1}{2}$ of renters paying over 30% of income for housing. For homeowners, it is up to 22%, almost doubling from 2000. The issue for the homeowner market is the housing bubble and the issue for renters is that wages have not kept up with housing costs. There are fundamental housing issues affecting the community with the supply of affordable housing and especially the supply of housing suitable for the increasing senior population.</p> <p>Mr. Wheeler discussed the types of housing suitable for the senior population and the criteria used to identify suitable housing including structures, land, location and walkability among others.</p>
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	<p>Mr. Wheeler displayed maps and reviewed the areas in Rochester that are zoned for multiple family housing and the subsequent walkability scores of these areas. The higher the score the better in regards to walkability.</p> <p>Michael pointed out the two other potential sites (Kottschade property & Northbrook site) that have been considered for the project and asked if these properties have a similar score for walkability as the Recreation Center site. Mr. Wheeler answered yes.</p> <p>Ms. Dooley asked what determines availability of the other two properties. Mr. Wheeler answered the owner's willingness to sell.</p> <p>Mr. Wheeler stated that the demand side is clear and we know we will need housing available to the elderly population. Many seniors are having housing affordability issues. Mr. Wheeler pointed out that they are moving into this discussion earlier than they were prepared for but they wanted to make sure they came before the Park Board on the potential use of the site before they went before the County Board to present the project.</p> <p>Michael said these are preliminary discussions and presented for informational only at this time. Staff has several concerns and items for discussion that he listed on the informational item.</p> <p>Mr. Quinn asked Michael to point out the City property. Michael showed the property the City owns. The layout as proposed by OCHRA converts the parking lot, pavilion, access to the canoe launch and bike trail into that alternative use. Michael showed where the possible dog park would be located. Dr. Scanlon asked if the canoe access could be preserved. Michael said with OCHRA's current proposed layout similar to Rivers Edge, it would have to be re-routed in some fashion. Because those were built with flood control funding, they would need to be replaced. Michael noted staff's concern with loss of green space.</p> <p>Dr. Scanlon referred to parcels of property on the east side of the river that are not owned by the City. The Recreation Center property is a very valuable piece of property and if the parcels on the east side of the river could be purchased and usable as parkland, that could be a great addition and benefit to the park.</p> <p>Mr. Quinn commented that they may want to phase to expand the Senior Center and asked how selling this property may</p>
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	<p>affect those future plans. Michael responded it would be very difficult due to floodplain/floodway along the river.</p> <p>Mr. Quinn asked if a reasonable price was discussed. Michael answered no.</p> <p>Ms. Dooley asked what the Podein site is being used for. Michael answered part of the Recreation/Senior Center expansion and parking.</p> <p>Mr. Quinn commented that if parking is needed for the expansion, it would be difficult to sell the property for housing development.</p> <p>Mr. Sipple inquired on the footprint. David Kane responded that there is a temptation to go low and spread out but there needs to be a determination on what the parking needs are on the site.</p> <p>Mr. Quinn inquired on the potential problems with bond financing. Ron responded there are no issues that he is aware of.</p> <p>Mr. Mortensen stated that it would be ideal to have senior housing close to the Recreation/Senior Center combination. He referred to the bus storage site and said it would be ideal if that would go away and expand the use of that land in a positive way. Mr. Mortensen opposes giving away parkland for any purpose as it is hard to get it back.</p> <p>Ms. Dooley noted that previous requests for parkland have always been denied by the Park Board. Michael responded the OCHRA is aware of that.</p> <p>Ron stated that the big hurdle will be the presentation to the County Board. He explained that the County Board will be asked to subsidize the rents forever with a levy. If the County Board says no, he does not know if the project will go away or be rethought. Ron noted that this was presented for information only. They are not necessarily looking for an answer but if the Park Board is not willing to even consider the project, they may want to let OCHRA know that.</p> <p>Ms. Dooley appreciates the OCHRA bringing this to the Park Board before making their presentation to the County Board.</p> <p>Mr. Wheeler pointed out that the presentation to the County Board will not be limited to the Recreation Center site for the project.</p>
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	<p>Dr. Scanlon said it is important to protect parkland but he would be interested in discussing a land swap if it is addressed appropriately.</p> <p>Mr. Mortensen asked if there is an appropriate land use where the buses are stored. Mr. Wheeler stated that this site is a very desirable site. He explained that local government is constrained in purchasing land from unwilling sellers. Michael explained that the charter bus company still operates out of this site.</p> <p>Ms. Dooley asked if the OCHRA would consider a land swap. Mr. Lueders answered yes.</p> <p>Ms. Dooley, on behalf of the Park Board, thanked Mr. Lueders and Mr. Wheeler for the presentation and information.</p>
STRATEGIC PLANNING	<p>Ron said that the timing is appropriate to enter into discussions about long-range plans/needs for the Department. He stated that the process will take time and a facilitator and cannot be conducted at a monthly board meeting. Time would need to be set aside for this purpose. Ron pointed out that this potential process is not budgeted for at this time. He is seeking the Park Board's thoughts on moving the initiative forward. Ron said this initiative would be included in the 2014 budget process if the Park Board determines to go forward and utilize a professional facilitator.</p> <p>Mr. Mortensen asked if this initiative is independent of the strategic plan for Soldiers Field. Ron answered yes and noted that staff is calling the Soldiers Field initiative a master plan. Ron stated that his intent would be to look at what the Department has and what the Department needs in the future.</p> <p>Mr. Mortensen inquired on the City/County stage at looking at long-range planning. Michael explained that the County is going undergoing a comprehensive long-range planning process.</p> <p>Ms. Dooley noted that she just finished a strategic planning process with the School District. She reported the process was six days over a period of several months with an outstanding facilitator and was an interesting experience. Ms. Dooley feels it would be somewhat difficult to do strategic planning without a facilitator.</p> <p>Mr. Sipple asked the cost of using a facilitator. Ms. Dooley said she could get that information.</p> <p>Mr. Mortensen pointed out there are national associations and wondered if some opportunity exists to connect and determine if a process has been undergone in other communities and</p>

	<p>details of the process. Ron said he can make those contacts. Ron said there are models out there and he has a copy of the strategic plan from the Minneapolis Park and Recreation Department. It is very detailed, very technical and would cost a significant amount of money to undertake. Mr. Mortensen suggested that Ron determine what we can get for free and the reason we belong to associations. Ron responded he can get templates from other models. Ron pointed out that the initiative needs to encompass all of the community to determine the needs for the next 25 years.</p> <p>Ms. Anderson pointed out that with the last two presentations that have been made to the Park Board, she feels the community expects us to be prepared for the future and have a vision.</p> <p>Ron will look into further and continue the discussion.</p> <p>Ms. Dooley, on behalf of the Park Board, thanked Ron for the discussion.</p>
FOLLOW-UP REGARDING COMMITTEE OF THE WHOLE & THE MAYO CIVIC CENTER	<p>Mr. Mortensen asked to have this added to the agenda. There are two issues that he would like addressed. He hopes there can be a discussion on what he thinks he heard at the Committee of the Whole (C.O.W.) meeting and he would like to suggest the Park Board develop a written response to some of the dialogue that is going on within the City Council relative to the MCC. Mr. Mortensen threw out a trial balloon for discussion if it is determined that a written response is appropriate.</p> <p>Dr. Scanlon referred to his initial letter, the comments he made at the C.O.W. meeting and an e-mail he sent to the Mayor and City Administrator today. Dr. Scanlon said the City Council is proceeding with a management board for the MCC and removing the MCC from the Park and Recreation Department. Dr. Scanlon has concerns and the greatest of reservations which he has expressed. He feels at this point, the Park Board has essentially been removed from further major input into this process.</p> <p>Mr. Sipple is in favor of writing a letter even though he is not sure what good it is going to do.</p> <p>Ron said comments can be sent to him and he will forward on those comments. Ron has tried to keep City Administration in the loop and they are somewhat supportive of the Park Board's position but are also aware that the City Council wishes to move the recommendations forward.</p> <p>Ms. Dooley expressed that there are a couple of major points regarding the MCC. She pointed out that the report clearly states that in looking at the MCC operations, the MCC is right</p>

	<p>on par from a financial perspective with other facilities and has higher attendance numbers than pretty much everyone else. Ms. Dooley said that even with this finding, the report recommends a new board and she does not see that as logical. There were no logical or compelling arguments presented to support a new board. Ms. Dooley said there was a lot of rhetoric that funding would not be obtained for the expansion without the changes being made. She has yet to see any documentation supporting that and feels it is rumor and theory that is completely unsupported. Ms. Dooley was surprised that the City Council seemed to accept the recommendation without critically analyzing the facts themselves. Also, the C.O.W. discussed a resolution being put forward immediately and noted that she has not seen the resolution.</p> <p>Ron handed out information to the Park Board including the resolution. He pointed out that the SAG proposal of providing additional professional services has been amended.</p> <p>Mr. Quinn asked what they are saying that the Park Board is not doing that a new board is going to do. He said SAG is saying there needs to be professionals on the board and then went on to the connection between the RCVB, hotel/motel, etc. and that these people would be the professional representatives on the board. Mr. Quinn said SAG seems to be saying that the Park Board members are not professionals or asking sufficient questions. Subsequently, SAG is saying that the new board would take responsibility and if the new board does not do what is expected, action could be taken against them. Mr. Quinn questioned what action could be taken against unpaid volunteers. He talked to people in the Twin Cities and they are paid and not volunteers. He is not sure what SAG was trying to get at nor is he sure that the City Council is going to get what they expect. Mr. Quinn looked at the model and it does not seem to make sense.</p> <p>Dr. Scanlon stated that the diagram is a hoax and is simpler as it deletes the administrator and the advisory committee and pulls the City Council one notch further away.</p> <p>Mr. Quinn said the City Council still has the responsibility for the facility.</p> <p>Dr. Scanlon said the MCC's financial performance is on par with peer groups and the service to the community is well above average.</p> <p>Ms. Dooley pointed out the incentive of heads in beds has nothing to do with the cultural needs of the community, civic responsibility, etc. Ms. Dooley noted that as pointed out by Dr.</p>
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	<p>Scanlon at the C.O.W. meeting, the Mayo family donated the facility to the community to meet the cultural and civic needs of the community. Instead, the MCC purely as a machine to produce income for the hotel industry has a major negative impact on the community and the fear of privatization becomes significant.</p> <p>Mr. Mortensen suggested holding a special meeting to craft a response that addresses the concerns of the Park Board.</p> <p>Ms. Dooley said this meeting would have to be held expeditiously.</p> <p>Donna said she is a staff person and will do as instructed. She noted the whole premise of the report is based on one primary center, the consultant's formulated booking policy. Donna explained that all of the recommendations are based around the proposed booking policy. It was repeatedly mentioned that there were concerns about the booking policy. She said that needs to be carefully considered because at this point, the MCC pretty much uses that same philosophy currently but does not go at it with teeth. The emphasis is that the booking policy will be enforceable and have teeth to it and bonuses will be based on that booking policy. Donna explained that bonuses would be based on the following criteria: 1) Hotel room nights, 2) Economic impact, and 3) MCC bottom line.</p> <p>Mr. Quinn asked if there have been a lot of conflicts with bookings. Donna answered that depends on who you talk to. She explained that MCC staff negotiates on the premise of dates, rates and space. If a renter wants all three, they will pay for it. Donna pointed out that the wording regarding grandfathered events states that over a period of time, the grandfathered events will be protected but only over a short period of time and then that amount will be averaged. She noted that RCVB staff does a fine job booking conventions and meetings but it needs to be asked what they know about booking concerts and the arts. Donna stated that MCC staff is very protective of all of its users. The MCC is not a convention center right now, but with the expansion, half of the building becomes a convention center but the other half of the building remains a multi-use facility. They are talking about taking the booking function completely away and incentivizing it.</p> <p>Mr. Mortensen suggested the Park Board meet for a couple of hours soon to formulate a formal response.</p> <p>Ms. Dooley will be contacting the Park Board to schedule a special meeting for next week.</p>
<u>ACTION ITEMS</u>	None were presented.

<u>CONSENT ITEMS</u>	<p>A motion was made by Dr. Scanlon, seconded by Mr. Sipple to approve the following consent agenda items.</p> <p>A. Approval of minutes of February 5, 2013, Park Board meeting.</p> <p>B. Authorize the Mayor and City Clerk to execute the Revocable Permit with Minnesota Energy.</p> <p>C. See at end of consent agenda.</p> <p>D. Approve the quotation from Sargent's in the amount of \$8,487.49 for flower supply and purchase of spruce tops.</p> <p>E. See at end of consent agenda.</p> <p>F. Approve the Golf Professional/Manager contracts for 2013.</p> <p>G. See at end of consent agenda.</p> <p>H. See at end of consent agenda.</p> <p>I. Approve the quotation from St. Joseph Equipment for a turf tractor with loader in the amount of \$28,300.00.</p> <p>J. Approve the Tennis Pro/Manager employment agreement for 2013.</p> <p>Motion carried.</p> <p>C. Mr. Quinn inquired if the Younge Park land exchange is a straight land exchange. Michael provided a history of the issue to the Park Board. The developer is looking at a different layout. Michael explained that the land swap evens out and squares off our park property.</p> <p>Mr. Mortensen asked for clarification on the land being swapped. Michael provided the clarification.</p> <p>Ms. Dooley stated that the proposed land exchange seems to make sense and asked if staff is favorable to the land exchange. Michael answered yes.</p> <p>A motion was made by Mr. Quinn, seconded by Dr. Scanlon to authorize the land exchange with the developers for Younge Park. Motion carried. Mr. Sipple abstained from the vote.</p> <p>E. Mr. Quinn asked how many stumps will be removed in 2013. Michael answered that it will vary depending on the number of trees taken out. Mr. Quinn asked if a further request will come forward to approve a larger dollar amount. Michael</p>
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	<p>answered no and explained that the Department will pay the quoted per unit amount for stump removal. He explained that staff does budget for stump removal but it varies depending on how many trees are removed.</p> <p>Ron noted that we might lose 100 trees in a storm that we cannot anticipate now and therefore did not budget for.</p> <p>Mr. Mortensen asked why we grind stumps. Michael explained that the stump can become a tripping hazard or the stump will decay and create a depression in the ground. Stumps are ground due to long term liability issues.</p> <p>Dr. Scanlon asked how big the average stump is. Michael answered that they vary from very small to very large trees.</p> <p>A motion was made by Mr. Quinn, seconded by Dr. Scanlon to approve the per stump quotation from Logan's Tree Service for \$74.50 per stump. Motion carried.</p> <p>G. Mr. Sipple has heard great things about Mr. Watson and Mr. Manahan and thinks we should do everything we can to keep them around.</p> <p>A motion was made by Mr. Sipple, seconded by Dr. Scanlon to approve the Apprentice Golf Manager contracts for 2013. Motion carried.</p> <p>H. Ms. Dooley is happy to see us doing security at the golf course buildings. She noted that Quarry Hill Nature Center has cameras that have helped solved significant crimes due to the cameras being in place. Ms. Dooley thinks security cameras are great.</p> <p>A motion was made by Ms. Dooley, seconded by Dr. Scanlon to approve the Home Systems Installation bid at \$22.00/month/system for security monitoring of golf course buildings. Motion carried.</p>
DIRECTOR'S REPORT	<p>1. Letter of Intent – Ron referred to the letter of intent he submitted on his retirement. It is the Park Board's responsibility to move the initiative forward.</p>
OTHER BUSINESS	<p>Mr. Mortensen congratulated Ron on his retirement.</p> <p>Mr. Mortensen referred to the RPU Plugged In publication. He announced that the Friends of Indian Heights (FOIH) were recognized for their environmental efforts at Indian Heights Park by receiving a 2012 Environmental Achievement Award. Mr. Mortensen congratulated and thanked FOIH for their efforts.</p>

	<p>Ms. Dooley referred to golf's monthly report and expressed her pleasure to see golf's giving back to nature program.</p> <p>With no further business, the meeting was adjourned at 6:35 p.m. on a motion from Mr. Mortensen, seconded by Dr. Scanlon.</p>
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